



**Environmental
Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>
EOEA No.: <i>13997</i> MEPA Analyst: <i>Aisling Eglinton</i> Phone: <i>617-626-1024</i>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Proposed Retail/Restaurant Development		
Street: Newport Avenue (Route 123)		
Municipality: Attleboro	Watershed: Ten Mile River	
Universal Transverse Mercator Coordinates: x: 304555 y: 4643625 x: 304550 y: 4643885	Latitude: 41-55'-18" Longitude: 71-21'-24"	
Estimated commencement date: May 2007	Estimated completion date: November 2007	
Approximate cost: 5 million dollars	Status of project design 90 %complete	
Proponent: The Richmond Company		
Street: 23 Concord Street		
Municipality: Wilmington	State: MA	Zip Code: 01877
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jeffrey W. Santacruce, P.E.		
Firm/Agency: Greenman-Pedersen, Inc.	Street: 61 Spit Brook Road, Suite 110	
Municipality: Nashua	State: NH	Zip Code: 03060
Phone: (603) 891-2213	Fax: (603) 891-6449	E-mail: jsantacruce@gpinet.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

Earth Removal Special Permit – Attleboro ZBA, Site Plan Approval, Drive Thru Use – Special Permit Attleboro ZBA, NPDES Permit – EPA (Construction Activities), Parking Waiver – Special Permit Attleboro ZBA

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	5.5 ac			
New acres of land altered		0 ac		
Acres of impervious area	0.2	3.9	4.1	
Square feet of new bordering vegetated wetlands alteration		0 ac		
Square feet of new other wetland alteration		0 ac		
Acres of new non-water dependent use of tidelands or waterways		0 ac		
STRUCTURES				
Gross square footage	3,300	25,700	29,000	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	20 ft	10'	30'	
TRANSPORTATION				
Vehicle trips per day ^a	130 vpd	3,170 vpd	3,300 vpd	
Parking spaces	10	244	254	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	150	15,315	15,465	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment	150	15,315	15,465	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

^a Existing based on ITE LUC 870 (Apparel Store) for 2,000 square foot Tuxedo Shop. Change based on ITE LUC 820 (Shopping Center) for 32,400 square feet of retail space.

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

Project Site

The 5.5 acre site is bounded by Route 1 (Washington Street) to the northwest, Route 123 (Newport Avenue) to the southeast, Angeline Street to the northeast, and Route 1A to the southwest. The site is partially developed; currently there exists two freestanding structures with associated parking occupying the southwest corner of the property with the remainder of the property being disturbed but vacant land. The existing uses include a Tuxedo Shop and a business which sells diving/scuba equipment. Existing access to these businesses is via two full access/egress curb cuts located on Route 1A.

Proposed Project

The project consists of razing the existing structures and constructing a 29,000± square foot mixed use development program in two phases comprised of: Phase I - a 12,500± square foot pharmacy with a 3,500 square foot mezzanine and a single drop-off/pick-up window and a new Tuxedo shop building of 2,000 square feet with 85 parking spaces provided. Phase II - a 5,040 square foot freestanding restaurant (180 seat capacity), a 6,920 square foot freestanding restaurant (236 seating capacity), and a 2,400 square foot office/bank with provisions for a two lane drive up window and 169 parking spaces will be provided. Access to the site will be provided via a driveway on Route 1A with left turns restricted from the site, a right-turn-in/right-turn-out only driveway on Route 123 and a full access driveway on Angeline Street. The proposed Phase I development does not meet any of the MEPA thresholds but will require a MassHighway Access Permit. Under the proposed future Phase II the development will generate more than 3,000 vehicle trips per day and will require a revised MassHighway Access Permit for the change in use.

Alternatives

Alternative 1 – No Build

The No-Build alternative is considered only to establish baseline conditions for the purpose of identifying and characterizing project impacts.

Alternative 2 – Car Dealership

Prior to the current proposal, the landowner obtained permit approvals for a 26,000 square foot automobile dealership tenant. The Owner executed a lease agreement with a tenant upon securing site plan approval. However, due to the anticipated lengthy process to resolve an appeal filed with the Zoning

Board of Appeals on its decision to grant site plan approval by the abutting neighbors, the tenant decided to terminate its lease agreement with the Owner.

Alternative 3 – Mixed-Use Development Anchored by Walgreens

This development scenario represents a mixed-use development program totaling 30,500± square feet in area and comprised of the following uses: a 14,800± square foot Walgreens drugstore with a double lane pharmacy pick up window, a 2,000 square foot tuxedo rental shop, an 1,800 square foot bank with two drive-through windows and two family style restaurants totaling 11,900 square feet in size with approximately 416 seats. Upon the completion of all site improvements, approximately 296 parking spaces would have been constructed to support this development program.

Upon the completion of all site improvements, approximately 192,000± square feet (4.4 acres) of land area would have been allocated to impervious surfaces consisting of building rooftops and parking, with the remaining 48,000± square feet (1.1 acres) of the site being allocated to landscaping.

Alternative 4 – Preferred Development Program

The project proponent's preferred development scenario represents a mixed-use development program totaling 29,000± square feet in area and comprised of the following uses: 12,500± square foot Walgreens drugstore with a single lane pharmacy pick-up window, 2,000± square foot tuxedo shop, 2,500± square foot bank with double lane transaction windows, and two family style restaurants totaling 12,000± square feet in area with approximately 416 seats. Upon the completion of all site improvements, approximately 254 parking spaces would be constructed to support this development program.

Upon the completion of all site improvements, approximately 179,000± square feet (4.1 acres) of land area will be allocated to impervious surfaces consisting of building rooftops and parking, with the remainder of the site, approximately 63,000± square feet (1.4 acres), being allocated to landscaping.

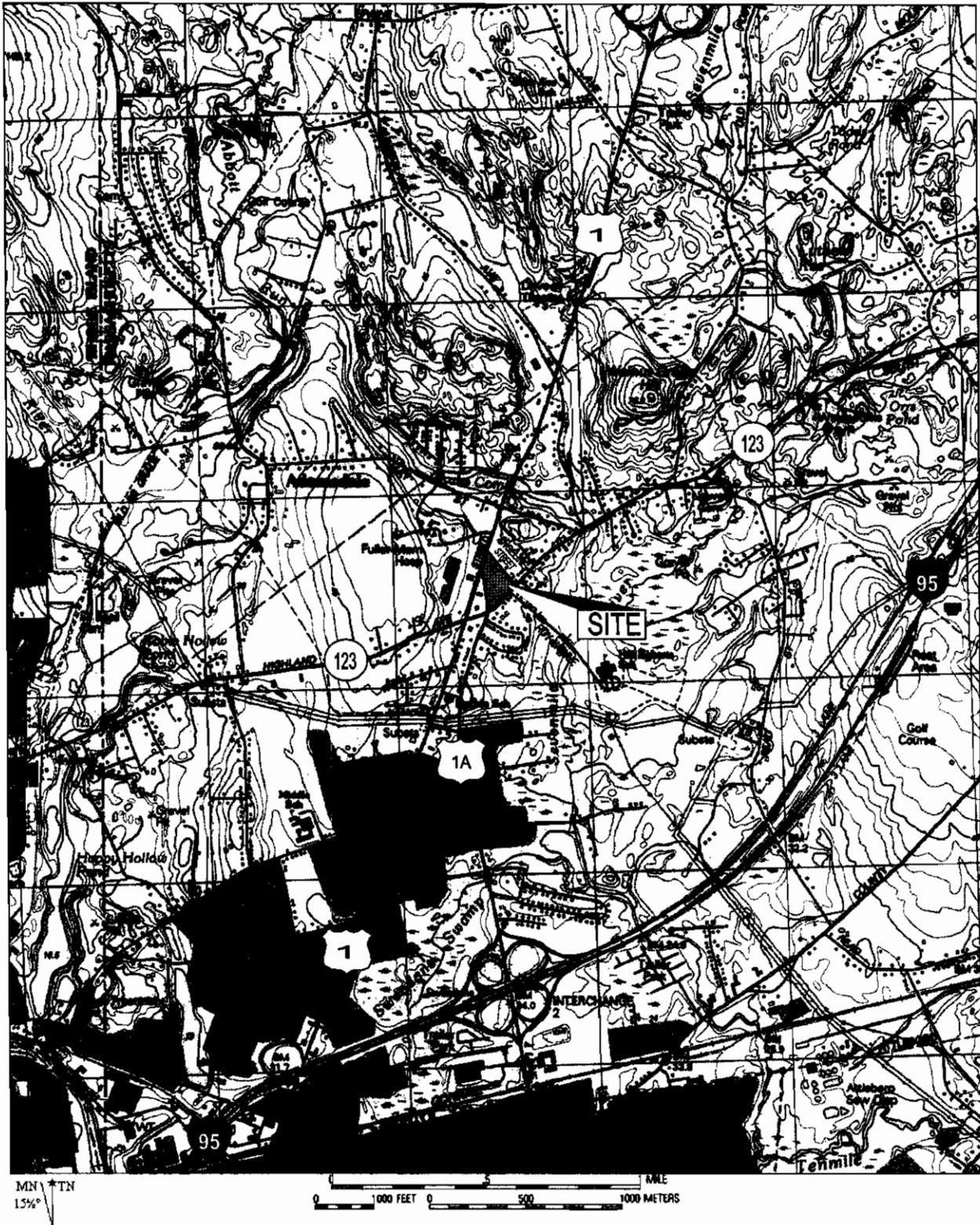
Potential Mitigation Measures

The mitigation measures that are described in the Traffic Section will be required to mitigate the impacts of the Phase II full-build scenario. At this time only Phase I of the development is being permitted and constructed. However, the proponent has agreed to implement the proposed improvements required to mitigate Phase II of the project prior to site occupancy of Phase I of the development. These improvements include signal timing/phasing modifications to the Route 1 intersection with Route 1A. Signal timing/phasing modifications to the Route 123 intersections with Route 1 and Route 1A. Restripe Route 1A to provide an exclusive left-turn lane at the site driveway intersection. Donation of frontage through easements along Route 123 for the potential future widening of the roadway.

In addition to the traffic mitigation an enhanced stormwater management system has been designed to meet the objectives of the Massachusetts Stormwater Policy to aid in the removal of pollutants from stormwater runoff and control the rate in which stormwater runoff is discharged from the site.

To minimize the amount of potable water to be consumed by the project, the project proponent will recommend to its tenants to implement a water conservation program which at a minimum will recommend the use of low flow water fixtures.

Proposed Retail/Restaurant Development, Attleboro, Massachusetts



GPI Greenman-Pedersen, Inc.

Engineers, Architects, Planners, Construction Engineers & Inspectors

Figure 1

USGS MAP